CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2014

Patrick Duegaw, Kent Williams & Eric Schmidt
524 S. Commerce Street
Wichita, KS 67202

RE: **BZA2014-00067: Sign Code Adjustment to increase maximum size on-site wall sign from 400 square feet to 480 square feet in CBD – Central Business District zoned property.**

Legal Description: LOTS 11-12 & SOUTH 0.62 FEET LOT 10, FLETCHER'S 2ND ADDITION to Wichita, Sedgwick County, Kansas; generally located on the east side of S. Commerce north of Kellogg (524 S. Commerce.)

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the maximum size of an on-site wall sign by 20% in CBD – Central Business District zoned property. From reviewing your application, we understand that you propose to increase the size of an existing on-site wall sign from 400 square feet to 480 square feet.

Section 24.04.251.2.c. of the Sign Code allows an adjustment to increase the maximum allowed size of individual building or wall signs or of the total allowed building sign wall elevation coverage by up to twenty percent; when the three conditions required by Section 24.04.251.6 of the Sign Code are met. We find that allowing the electronic message sign as proposed meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

1) Impact on existing uses in surrounding areas: Existing uses in the surrounding area are compatible with uses permitted in CBD – Central Business District.

2) Compatibility with existing or permitted uses on abutting sites: All abutting sites to the north, south and west are zoned CBD – Central Business District and LI – Limited Industrial to the east. Signage is compatible with the immediate area.

3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Sign Code Adjustment to increase the on-site wall signage from 400 square feet to 480 square feet on the aforementioned property is hereby granted, subject to the following conditions:

1) The Administrative Adjustment is for a 20% increase for the on-site wall sign; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.

2) The sign shall be in conformance with the approved elevation and site plan. The sign shall be permitted and installed within one year from the date of approval.

3) Portable signage shall not be permitted on the subject property.

4) The on-site wall sign shall be used to advertise only the business transacted, services rendered, goods sold or produced on the premises, the rental or lease of products or building space, name of the person, firm or corporation occupying the premises. It shall not be used for advertising any activities not conducted on the premises or the products sold or manufactured thereon.

5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The development application sign should now be removed from the property.

John L. Schlegel, Director
Metropolitan Area Planning Department

Tom J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: JR Cox, MABCD
Lavonta Williams, CM District I
Alana Haynes, NA District I